

City Council Introduction: **Monday**, December 4, 2000  
Public Hearing: **Monday**, December 11, 2000, at **1:30 p.m.**

Bill No. 00R-331

## **FACTSHEET**

**TITLE:** An Amendment to the **LINCOLN CENTER REDEVELOPMENT PLAN** to establish a new Project Area for the "Entertainment Center/Old Federal Building Project" in a 6 ½ block area roughly bounded by 9<sup>th</sup>, 11<sup>th</sup>, O and Q Streets to provide for the development of an Entertainment Center on Block 41 and the redevelopment and rehabilitation of the Old Federal Building on Block 43, including public streetscape, utility and other improvements.

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: November 15, 2000  
Administrative Action: November 15, 2000

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (7-0: Taylor, Krieser, Schwinn, Carlson, Duvall, Newman and Bayer voting 'yes'; Steward declaring a conflict of interest; Hunter absent).

### **FINDINGS OF FACT:**

1. The Planning staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.2-4.
2. The testimony in support is found on p.5-6.
3. There was no testimony in opposition.
4. The Planning Commission voted 7-0 to find the proposed amendment to be in conformance with the Comprehensive Plan. Commissioner Steward declared a conflict of interest.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** November 27, 2000

**REVIEWED BY:** \_\_\_\_\_

**DATE:** November 27, 2000

**REFERENCE NUMBER:** FS\CC\FSM00010

W444444444444444444444444444444444444U

**DATE:** October 31, 2000

**GENERAL INFORMATION:**

**CONTACT:** Dallas McGee  
Urban Development Department  
129 N. 10th Street  
Lincoln, NE 68508  
Phone: 441-7857

1. This is a request to review a proposed amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. The amendment covers an area generally bounded on the east by North 12<sup>th</sup> Street, on the north by Q Street, on the south by O Street, and on the west by North 9<sup>th</sup> Street, but including the area on the west side of North 9<sup>th</sup> Street between O Street and P Street, east of the north-south alley between O and P Streets (occupied by the Holiday Inn Downtown). The boundaries of the project are more specifically set forth on the attached map.
3. The amendment would establish the Entertainment Center/Old Federal Building Project Area and would include projects for the development of an entertainment center on Block 41 (bounded by O St., P St., N. 11<sup>th</sup> St., and N. 12<sup>th</sup> St.), the redevelopment of the Old Federal Building on Block 43 (P St. between N. 9<sup>th</sup> and N. 10<sup>th</sup> Sts.), and public streetscape and utility improvements throughout the project area.
4. The Lincoln Center Redevelopment Plan was first developed in 1975 to encourage retail revitalization and has been amended numerous times since. A major update was adopted in 1985 recommending a large retail mall, and a \$12,000,000 bond issue was approved. Emphasis shifted to smaller redevelopment efforts to maintain Downtown as a vital, mixed use area and the "Downtown Master Plan" was adopted in 1989 incorporating those ideas.

A series of initiatives was approved in 1993 utilizing the 1985 bonds including parking structures, the Burnham Yates Conference Center, a childcare center, and the O St. Skywalk.

5. The proposed projects envision a private developer assembling property on Block 41 for the Entertainment Center, which would include movie theaters and retail businesses. The Old Federal Building is envisioned for redevelopment as a mixed use project by a private developer, to be selected through a public selection process. Public improvement would include infrastructure such as sanitary sewer and storm sewer reconstruction around Block 41, sidewalk improvements in the project area, and entryway improvements along N. 9<sup>th</sup> Street.
6. The 1994 *Lincoln-Lancaster County Comprehensive Plan* incorporates goals for Downtown including to
  - *Maintain and enhance Downtown's multi-use role as the...center of the community...*
  - *Strengthen Downtown as the entertainment and cultural center of the community.*
  - *Enhance Downtown as a well-planned, well-designed and maintainable, high quality environment involving public and private developments.*
  - *Maintain and improve infrastructure in Downtown Lincoln.*

A subsequent amendment to the Comprehensive Plan (Amend. 94-05) added the specific strategy to

- *Foster the emergence of Downtown as an urban entertainment destination (UED) through appropriate public and private actions that strengthen its role as the entertainment center of the community.*
7. The amended redevelopment projects appear to meet the goals of the 1994 Comprehensive Plan of strengthening Downtown as the multi-use center of the community and especially of strengthening Downtown's entertainment activities. The infrastructure and streetscape projects are consistent with the Plan's goals and strategies as cited above.
  8. The area affected by the proposed amendment includes three properties listed on the National Register of Historic Places—Old City Hall (920 O St.), the former Lincoln Liberty Life Insurance Building (now LES Building, 113 N. 11<sup>th</sup> St.) and the former Hotel Capital (now Georgian Court, 139 N. 11<sup>th</sup> St.) Several additional National Register properties are adjacent to the project area, including the Terminal Building, the Lincoln Building (originally First National Bank Building), Gold's Galleria (original Gold's Dept. Store), and CenterStone (originally Security Mutual Life Building). The Haymarket Landmark District is just west of the project area.

The proposed redevelopment projects involve two buildings potentially eligible for listing on the National Register—Old Federal Building, and the former Walts Music Store at 1140 O Street.

9. The 1994 Comprehensive Plan lists among the community's goals in the area of urban design and historic preservation to:
  - *Identify, protect and enhance features that give Lincoln and Lancaster County its distinctive character, image, sense of purpose and means of orientation through urban design and historic preservation.*

- *Encourage private ownership of historic properties.*
- *Discourage demolition of significant historic properties, including protection for significant properties not yet designated as landmarks.*

10. The proposed projects have the potential to enhance and stabilize the settings of numerous historic properties, consistent with the Comprehensive Plan.

To be consistent with the goals cited in the Comprehensive Plan, the process of defining the City's purposes for redevelopment of the Old Federal Building, selecting a private developer, and preparing a specific redevelopment agreement for that building should be diligent about protecting the historic character of the building, including significant interiors.

If the redevelopment of Old Federal Building involves transfer of this public property to private ownership, as anticipated, the procedure for review by Planning Commission and City Council will need to be followed.

To meet the Comprehensive Plan's goals, the design of the Entertainment Center should be sensitive to the urban design character of its "main street" downtown setting, and should strive to enhance the historic property on Block 41.

**STAFF RECOMMENDATIONS:** Finding that the proposed amendment to the Lincoln Center Redevelopment Plan conforms with the Comprehensive Plan.

Prepared by:

Edward F. Zimmer, Ph. D.  
Planner II

**MISCELLANEOUS NO. 00010**  
**AN AMENDMENT TO THE LINCOLN CENTER**  
**REDEVELOPMENT PLAN**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

November 15, 2000

Members present: Taylor, Krieser, Schwinn, Carlson, Duvall, Newman and Bayer; Steward declaring a conflict of interest; Hunter absent.

Planning staff recommendation: A finding of conformance with the Comprehensive Plan.

Proponents

**1. Dallas McGee of the Urban Development Department** presented the application. This is an amendment to the Lincoln Center Redevelopment Plan to accommodate two new projects. The "Entertainment Center" is a \$30 million dollar mixed used center, including movie theaters as well as approximately 70,000 sq. ft. of retail uses. The second project is redevelopment of the Old Federal Building on the block between 9<sup>th</sup>, 10<sup>th</sup>, "O" and "P". The developer for the Entertainment Center is currently working on the project. The developer of the Old Federal Building will be selected through a public process which has begun, with submittals due December 6<sup>th</sup>. This project area will enable us to collect TIF generated from these projects, which will be a major funding source for the improvements.

Carlson inquired about the surface parking on Lot 41. McGee advised that there is surface parking there today on the northwest corner of the block adjacent to First Commerce. That surface parking will be removed as part of this project. Carlson inquired whether the generic design is to have the entire block. McGee agreed that it would include the entire block with the exception of Continental and the Sartor Hamann Building.

Carlson asked where the existing public offices will be relocated. McGee indicating that they are currently working with the Public Building Commission to make that determination.

Carlson inquired about ownership of the Old Federal Building. McGee stated that the building is owned by the city. We will need to determine the value of the building and the cost of relocating people. A developer will be selected and that developer will negotiate a redevelopment agreement identifying everything that the city will do and what the private developer will do. Typically, the building is sold and the proceeds may very well be used to provide some public improvements related to the redevelopment of the building, i.e. new sewers, water, access, and streetscape improvements, but that has not yet been determined. Carlson commented that it may not be strictly monetary. In other words, the city could be benefitted by the redevelopment. McGee concurred. Urban Development views this building as being critical to the revitalization of the Marketplace corridor and connecting Haymarket to the Entertainment Center.

Schwinn asked about use of the Old Federal Building. McGee stated that at this point, the city is asking the developer to give their qualifications and experience based on similar projects that they have undertaken. We are not asking them to identify a use at this point but will once we have a short

list. It will most likely be a mixed use with some retail and office, and maybe some residential. We don't want to limit it at this point and narrow the field until we see what sort of developer proposals we get.

Carlson inquired whether the Planning Commission and the public will have an opportunity to comment on the proposed development. McGee stated that the Commission would probably not see a change of zone because it is P zoning, but it might be changed to B-4. There will be a redevelopment agreement that identifies all of the specifics. McGee stated that the intent is to have a very public process and the Mayor will establish a selection committee for the developers.

**2. Richard Meginnis**, FMA Realty, who is currently working with the developer on the Entertainment Center, testified in support. Our job is to be in contact with the five property owners looking to purchase the property in a market way. The other exciting thing about this whole project is the number of calls they have received from retailers that want to locate back into a downtown urban setting. Meginnis is personally excited about this being a great domino effect for the rest of P street and the immediate area for redevelopment of the other buildings.

Duvall asked how many properties have been secured. Meginnis responded, "two so far and the other two are very close". The owners have been very receptive.

Carlson asked whether the proposed theater would be managed locally. Meginnis indicated that it would and therefore, they would not be in competition with existing theaters.

There was no testimony in opposition.

Schwinn inquired about preservation of some of the historical features of the Old Federal Building. Ed Zimmer, Historic Preservation planner, confirmed that those have been identified in the material that has gone to developers. There is an assumption that part of the funding would probably be from the Certified Historic Tax Credit Program which applies to all the features, interior and exterior. If they use historic tax credits they will have to work with those faces and key corridors.

Public hearing was closed.

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

November 15, 2000

Schwinn moved to find the proposal to be in conformance with the Comprehensive Plan, seconded by Carlson

Carlson is excited and thinks we're moving in the right direction.

Motion carried 7-0: Taylor, Krieser, Schwinn, Carlson, Duvall, Newman and Bayer voting 'yes'; Steward declaring a conflict of interest; Hunter absent.

# Lincoln



# Nebraska's Capital City

October 19, 2000

Kathleen A. Sellman, AICP  
Planning Director  
Lincoln/Lancaster County Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Dear Kathleen:

Enclosed please find an amendment to the Lincoln Center Redevelopment Plan. This amendment establishes the Entertainment Center/Old Federal Building Project Area, a six and one-half block area in Downtown Lincoln roughly bounded by 9<sup>th</sup>, 11<sup>th</sup>, O and Q Streets. This project includes the development of an Entertainment Center on Block 41, the redevelopment of the Old Federal Building on Block 43 and public streetscape and utility improvements throughout the project area.

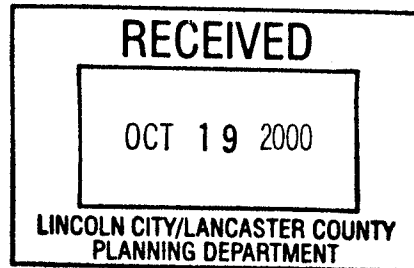
A private developer will assemble the property on Block 41 for the Entertainment Center which will consist of movie screens and retail businesses. The Old Federal Building will be redeveloped as a mixed use project after a developer is determined through a public selection process. Public infrastructure and streetscape improvements include sanitary sewer and storm sewer reconstruction around Block 41, sidewalk improvements in the project area and entryway improvements along 9<sup>th</sup> Street.

Please forward this amendment to the Lincoln Center Redevelopment Plan to the Lincoln/Lancaster County Planning Commission for consideration at their November 15<sup>th</sup> meeting if possible. If you have questions, please contact Dallas McGee at 441-7857.

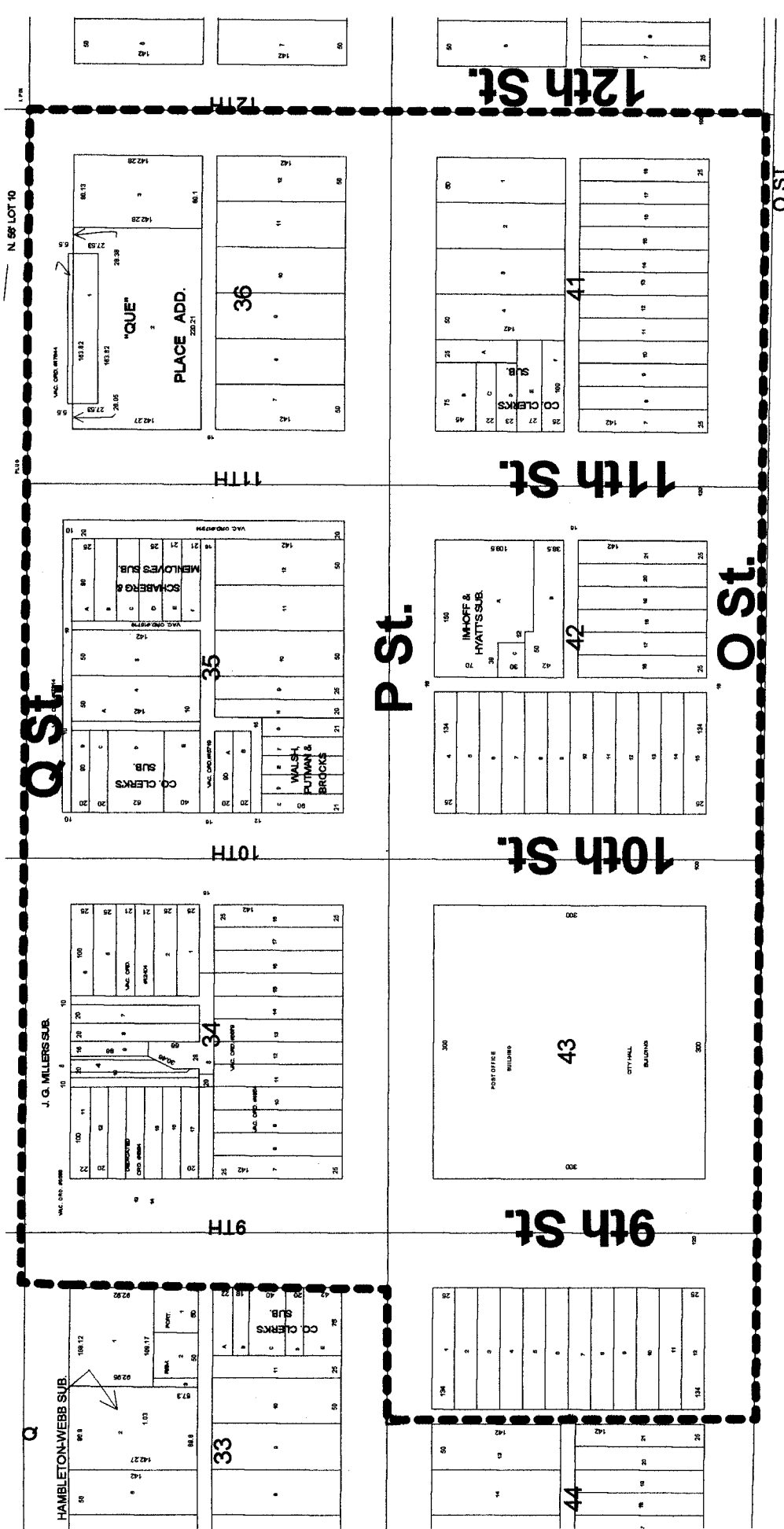
Sincerely,

Marc Wullschleger  
Director

c Ed Zimmer  
Dallas McGee



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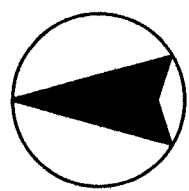
Exhibit IV - 117

Existing Plat Map and Project Boundary

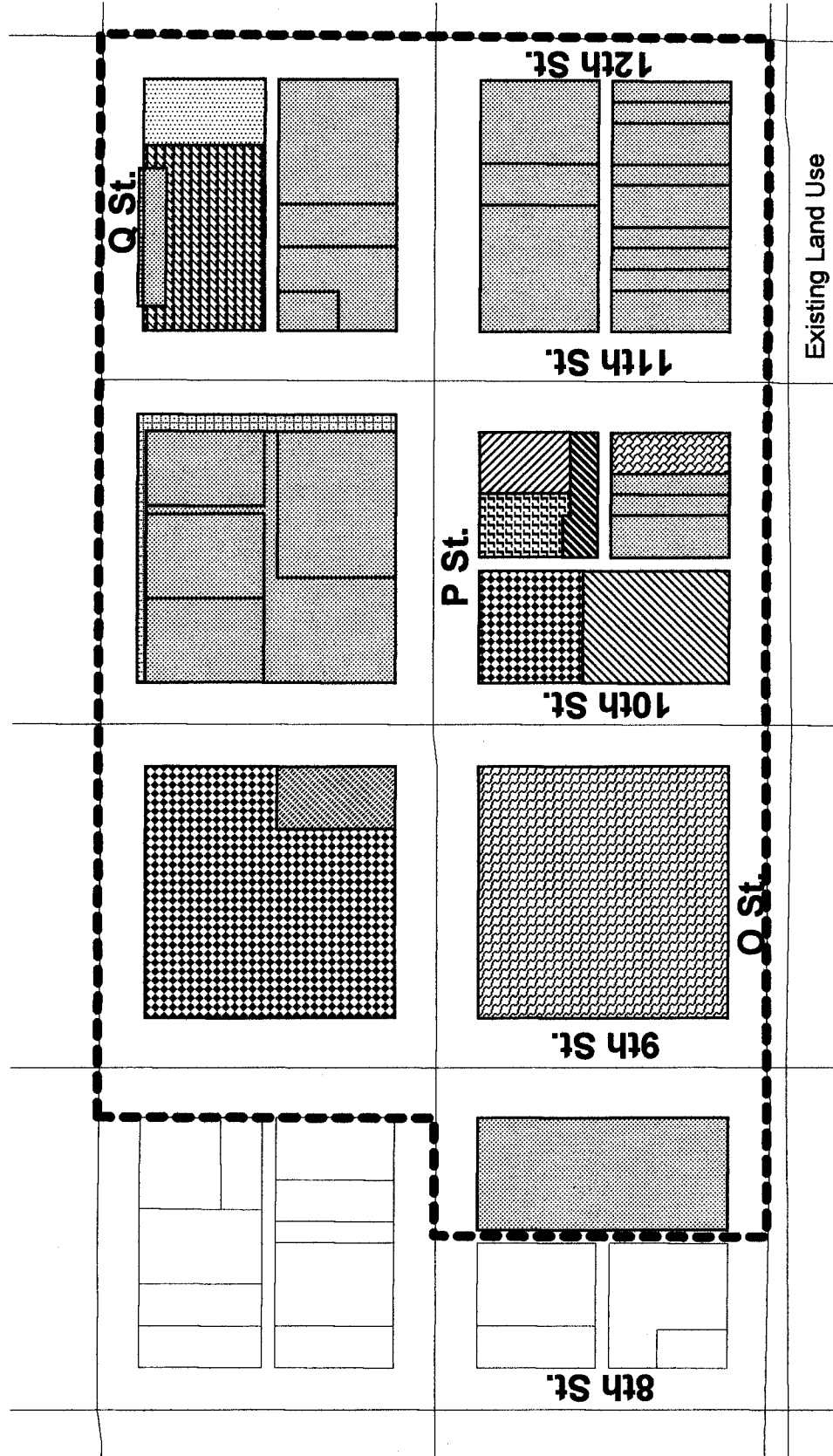
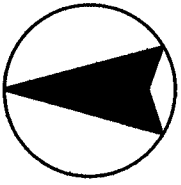
# Lincoln Center

## Redevelopment Plan

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LINCOLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT







- Existing Land Use
- LES offices
  - Parking Garage
  - YMCA
  - Commercial/Residential
  - Commercial
  - Greyhound
  - Light Industrial
  - Residential - Multiple
  - Public
  - Public w/Residential
  - Private Open Space
  - Vacant ROW
  - Gallery/Office/Parking
  - Not in Project Area
  - Street Centerlines

RECEIVED

OCT 19 2000

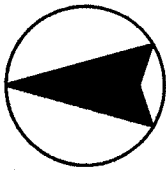
LINCOLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

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Exhibit IV - 118  
Existing Land Use

# Lincoln Center

## Redevelopment Plan



Q St.

12th St.

11th St.

P St.

10th St.

9th St.

8th St.

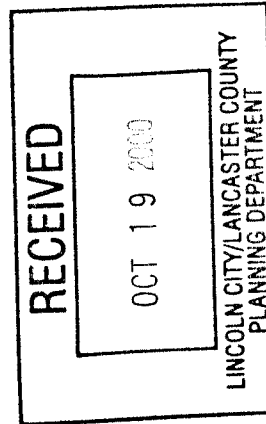
O St.

Proposed Land Use

- LES offices
- Parking Garage
- YMCA
- Commercial/Residential
- Commercial
- Greyhound
- Light Industrial
- Residential - Multiple
- Mixed Use Redevelopment
- Public w/Residential
- Private Open Space
- Vacant ROW
- Gallery/Office/Parking
- Not in Project Area
- Movie Theater & Retail
- Streets

Block 43 ●

Block 41 ▲



010

Exhibit IV - 119

Proposed Uses -- Blocks 41 & 43

# Lincoln Center

## Redevelopment Plan

**DRAFT**

**RECEIVED**

OCT 19 2000

LINCOLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

## **Entertainment Center/Old Federal Building Redevelopment Project**

### **1. Revitalization Project Description**

The Entertainment Center/Old Federal Building (EC/OFB) redevelopment project incorporates a six and one-half block area in the heart of Downtown Lincoln. Figure IV-117 identifies the project area. It consists of Blocks 41, 42, 43, 34, 35, 36 and the east one-half of Block 44, all in the original plat of the City of Lincoln. This six and one-half block area consists of mixed uses including office, retail, residential, hotel and public uses. Figure IV-118 identifies existing uses within the project area.

The goals for this redevelopment project are to realize additional reinvestment in Downtown Lincoln through a public/private partnership. This redevelopment project includes development of an entertainment center on Block 41; sale and redevelopment of the City-owned Old Federal Building on Block 43; and public utility and streetscape improvements in the project area.

### **2. Statutory Elements**

#### **A. Property Acquisition, Relocation, Demolition and Disposal**

Accomplishing the EC/OFB redevelopment project will involve assembly of property on Block 41 and the sale of the publicly owned Old Federal Building property on Block 43. A developer will assemble property and develop the Entertainment Center on Block 41. It will consist of a multi-screen movie theater and retail uses. Figure IV-119 identifies the proposed use on Blocks 41 and 43. The City will select a developer for the Old Federal Building by publicly requesting proposals and selecting a developer from those responding.

#### **B. Population Density**

A total of 126 residential units exist in the project area today. These include the Continental Gardens building containing 15 units; Crossroads House containing 58 elderly units; the Georgian Place building containing 50 units; and 121 North 11<sup>th</sup> containing 3 units. All of these residential units will remain. Residential uses may also be included as a part of the mixed-use proposal for the Old Federal Building, increasing the overall number of residential units in the area.

#### **C. Land Coverage and Building Density**

Land coverage and building density will be altered with implementation of this project. With the exception of the Continental Gardens and Sartor Hamann building, all existing buildings and an existing parking lot on Block 41 will be demolished and replaced with a newly constructed two story building. The existing public uses in the Old Federal Building on Block 43 will be replaced with a private development with mixed uses. All other existing buildings within the project area will remain.

#### **D. Traffic Flow, Street Layout and Street Grades**

The existing street system will remain unchanged as a result of implementation of this

project; however, the east/west alley on Block 41 is anticipated to be vacated in conjunction with the Entertainment Center project.

E. Parking

The project area contains a surface parking lot on Block 41, a parking structure containing \_\_\_\_ parking stalls adjacent to the Crossroads House on Block 42 and surface parking on Block 43. As a result of this project, the surface parking on Block 41 will be removed. Other nearby parking facilities that serve the area are shown in Figure IV-120. These include:

Parking Facility	Number of Spaces	Distance from Project Area
CenterPark	1,048	1 block
Cornhusker Square	405	3 blocks
Carriage Park	710	3 blocks
Que Place	768	1 block
MarketPlace	440	1 block
Haymarket Square	266	1 block
Lumberworks	64	2 blocks
Lincoln Station South	96	2 blocks

F. Zoning, Building Codes and Ordinances

Existing zoning in the project area consists of B-4, a business zone that allows for a wide range of uses including the Entertainment Center development as proposed. The Uniform Building Code for the abatement of dangerous buildings, the Uniform Building Code and their specific City amendments will properly protect the public health, safety and welfare of the people. At this time, there are no contemplated changes in the City zoning laws or building codes to implement this project.

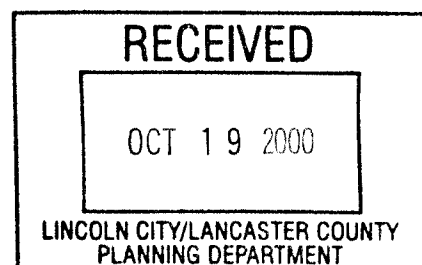
G. Public Infrastructure

New infrastructure improvements are anticipated to be needed as a result of this project. These include reconstruction of storm sewer, sanitary sewer and electrical lines needed as a result of the vacation of the east/west alley in Block 41, curb and streetscape improvements throughout the project area and entryway streetscape improvements on 9<sup>th</sup> Street.

H. Proposed Costs and Financing

Implementation of this project is estimated as follows:

Block 41 Entertainment Center	
Private Investment	\$26 million
Public Investment	\$ 4 million



IV - 220

Block 43 Old Federal Building

Private Investment

\$ \_\_\_\_\_

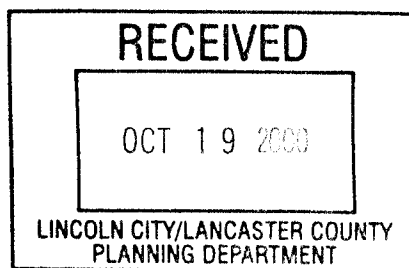
Public Investment

\$ \_\_\_\_\_

Public investment will provide public improvements in the project area. Those improvements are likely to include: utility relocation and construction in conjunction with the vacation of the alley in Block 41; and streetscape and public area improvements throughout the project area. The streetscape improvements could include sidewalk construction, curb and gutter construction, installation of pedestrian lighting and electrical connections, benches, trash receptacles, bike rack signage, and other street furniture, and landscape plantings. The specific amounts and uses of public funding will be identified as a part of redevelopment agreements that will be prepared with the developers of the Entertainment Center and the Old Federal Building.

I. Funding Sources

The primary source of public funds for this redevelopment project will be community improvement financing generated from the private development in the project area. Community improvement financing is estimated to be \$4 million. Other possible funding sources could include Community Development Block Grant, advanced land acquisition block grant funds, Downtown bond funds, street construction funds and utility revenue funds.



## **K. ENTERTAINMENT CENTER/OLD FEDERAL BUILDING REDEVELOPMENT PROJECT**

### **1. Revitalization Project Description**

The Entertainment Center/Old Federal Building (EC/OFB) redevelopment project incorporates a six and one-half block area in the heart of Downtown Lincoln. Figure IV-117 identifies the project area. It consists of Blocks 41, 42, 43, 34, 35, 36 and the east one-half of Block 44, all in the original plat of the City of Lincoln. This six and one-half block area consists of mixed uses including office, retail, residential, hotel and public uses. Figure IV-118 identifies existing uses within the project area.

The goals for this redevelopment project are to realize additional reinvestment in Downtown Lincoln through a public/private partnership. This redevelopment project includes development of an entertainment center on Block 41; sale and redevelopment of the City-owned Old Federal Building on Block 43; and public utility and streetscape improvements in the project area.

### **2. Statutory Elements**

#### **(A) Property Acquisition, Relocation, Demolition and Disposal**

Accomplishing the EC/OFB redevelopment project will involve assembly of property on Block 41 and the sale of the publicly owned Old Federal Building property on Block 43. A developer will assemble property and develop the Entertainment Center on Block 41. It will consist of a multi-screen movie theater and retail uses. Figure IV-119 identifies the proposed uses on Blocks 41 and 43. The City will select a developer for the Old Federal Building by publicly requesting proposals and selecting a developer from those responding.

#### **(B) Population Density**

A total of 126 residential units exist in the project area today. These include the Continental Gardens building containing 15 units; Crossroads House containing 58 elderly units; the Georgian Place building containing 50 units; and 125 North 11<sup>th</sup> containing 3 units. All of these residential units will remain. Residential uses may also be included as a part of the mixed-use proposal for the Old Federal Building, increasing the overall number of residential units in the area.

#### **(C) Land Coverage and Building Density**

Land coverage and building density will be altered with implementation of this project. With the exception of the Continental Gardens and Sartor Hamann building, all existing buildings and an existing parking lot on Block 41 will be demolished and replaced with a newly constructed two story building. The existing public uses in the Old Federal Building on Block 43 will be replaced with a private development with mixed uses. All other existing buildings within the project area will remain.



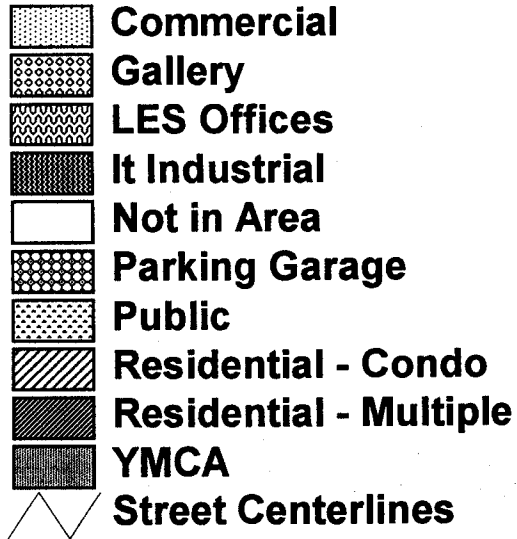
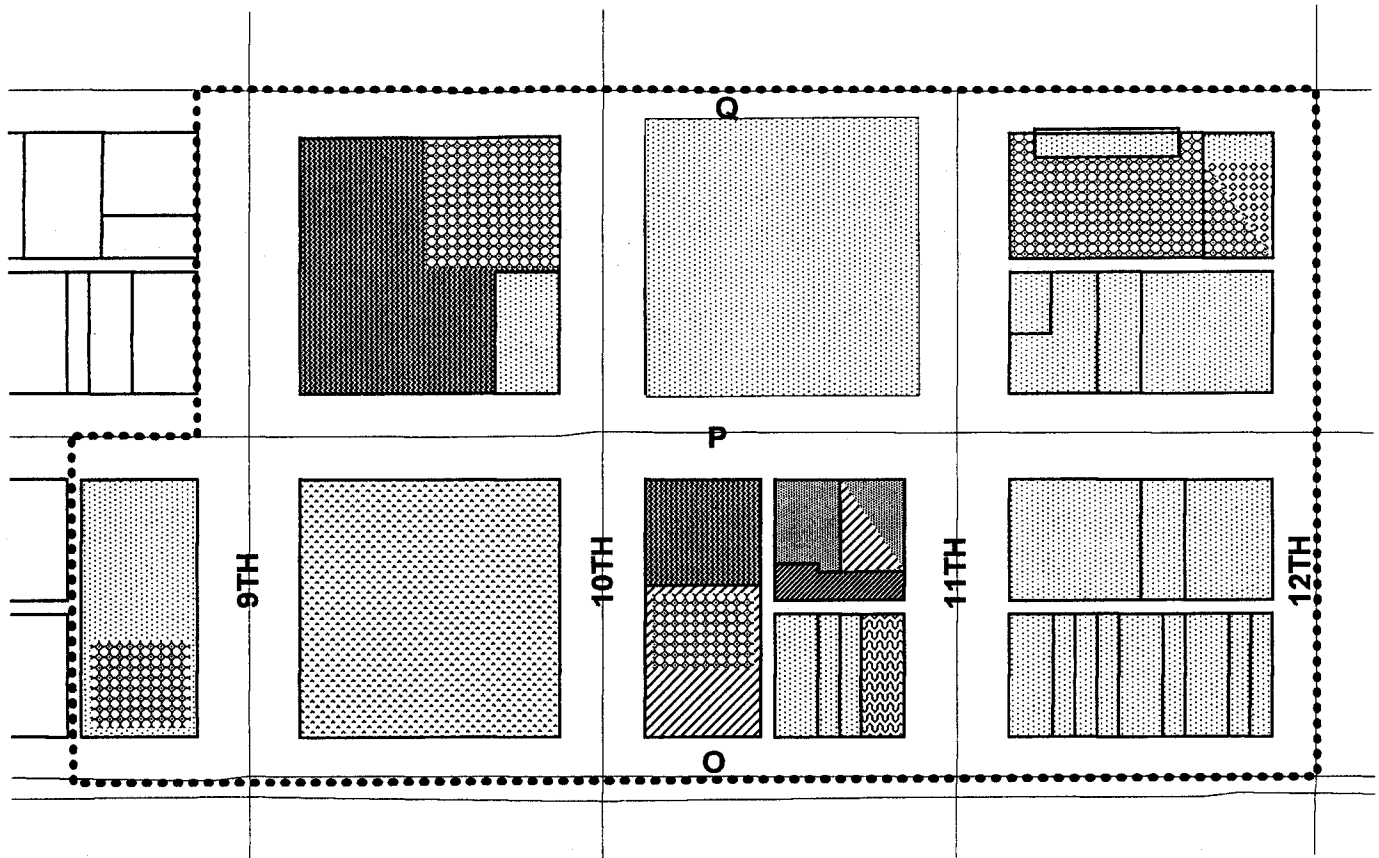
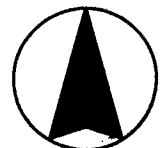


Exhibit IV - 118  
Existing Land Use

# Lincoln Center

## Redevelopment Plan





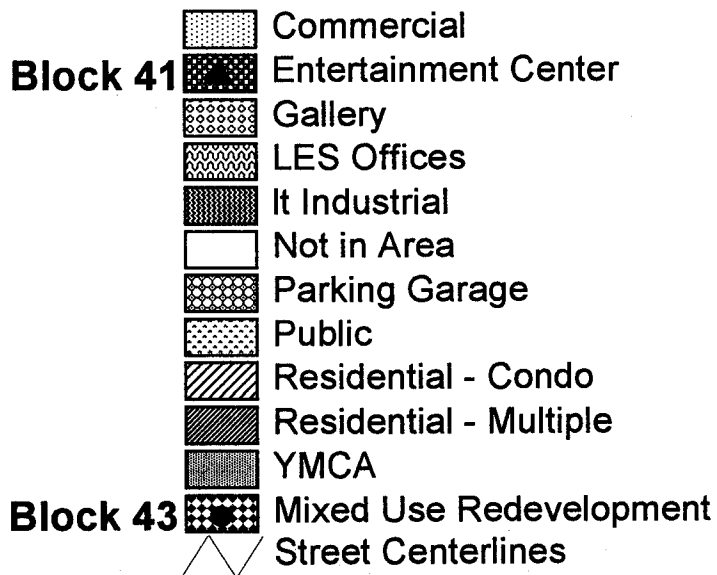
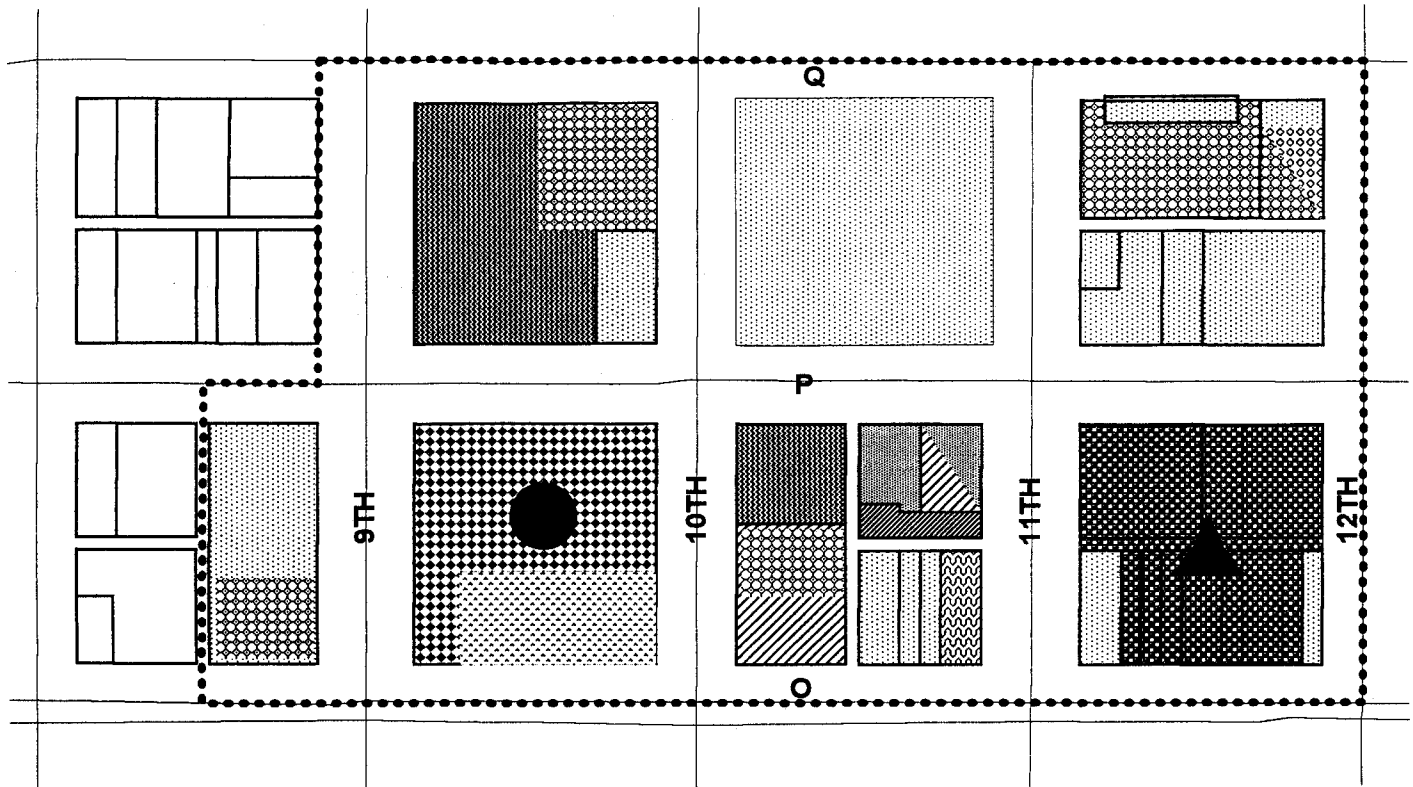
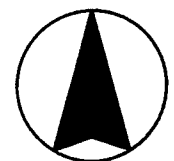


Exhibit IV - 119  
Proposed Uses -- Blocks 41 & 43

# Lincoln Center

## Redevelopment Plan



(D) Traffic Flow, Street Layout and Street Grades

The existing street system will remain unchanged as a result of implementation of this project; however, the east/west alley on Block 41 is anticipated to be vacated in conjunction with the Entertainment Center project.

(E) Parking

The project area contains a surface parking lot on Block 41, a parking structure containing 90 parking stalls adjacent to the Crossroads House on Block 42 and surface parking on Block 43. As a result of this project, the surface parking on Block 41 will be removed. Other nearby parking facilities that serve the area are shown in Figure IV-120. These include:

Parking Facility	Number of Spaces	Distance from Project Area
CenterPark	1,048	1 block
Cornhusker Square	405	3 blocks
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Que Place	768	1 block
MarketPlace	440	1 block
Haymarket Square	266	1 block
Lumberworks	64	2 blocks
Lincoln Station South	96	2 blocks

Figure IV-120 Parking Facilities

(F) Zoning, Building Codes and Ordinances

Existing zoning in the project area consists of B-4, a business zone that allows for a wide range of uses including the Entertainment Center development as proposed. The Uniform Building Code for the abatement of dangerous buildings, the Uniform Building Code and their specific City amendments will properly protect the public health, safety and welfare of the people. At this time, there are no contemplated changes in the City zoning laws or building codes to implement this project.

(G) Public Infrastructure

New infrastructure improvements are anticipated to be needed as a result of this project. These include reconstruction of storm sewer, sanitary sewer and electrical lines needed as a result of the vacation of the east/west alley in Block 41, curb and streetscape improvements throughout the project area and entryway streetscape improvements on 9<sup>th</sup> Street.

### **3. Proposed Costs and Financing**

The proposed cost and financing of the Entertainment Center/Old Federal Building Project is identified below:

#### **Entertainment Center**

Estimated cost of implementation of the Entertainment Center Project is \$30,000,000. This includes an estimated private investment of \$26,000,000 and \$4,000,000 of public investment.

#### **Old Federal Building**

Estimated cost of implementation of the redevelopment of the Old Federal Building will be dependent on the developer selection and the uses to which the building is redeveloped. The estimated total cost lies within a range of \$15,000,000 to \$20,000,000 including public costs between \$1,000,000 and \$4,000,000.

Public investment will assist in demolition of buildings and site preparation on Block 41 and public improvements in the project area. Those improvements are likely to include: utility relocation and construction in conjunction with the vacation of the alley in Block 41; utility construction in Block 43; and streetscape and public area improvements throughout the project area. The streetscape improvements could include sidewalk construction, curb and gutter construction, parking, installation of pedestrian lighting and electrical connections, benches, trash receptacles, bike rack, signage, and other street furniture, and landscape plantings. The specific amounts and uses of public funding will be identified as a part of redevelopment agreements that will be prepared with the developers of the Entertainment Center and the Old Federal Building.

#### **Funding Sources**

The primary source of public funds for this redevelopment project will be community improvement financing generated from the private development in the project area. Community improvement financing is estimated to be \$4 million. Other possible funding sources could include Community Development Block Grant, advanced land acquisition funds, Downtown bond funds, street construction funds and utility revenue funds.

### **4. Implementation Steps**

Under the Nebraska Community Development Law, the first step in redeveloping an area is for the City to declare the area blighted and substandard and in need of redevelopment/revitalization. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984, and affirmed by resolution on October 19, 1987, the area as "blighted and substandard." The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

The implementation steps for the Entertainment Center/Old Federal Building Redevelopment Project are:

- Select a Developer for the Old Federal Building through a public process by requesting proposals from developers.
- Negotiate redevelopment agreements with developers of both the Entertainment Center and the Old Federal Building.
- Issue and sell Community Improvement Financing notes or bonds.
- Acquire property easements/rights and air rights (as required for \$1.00 and other considerations).
- Select architects and engineers pursuant to city standard practice to design the public facilities and improvements.
- Approve the public facilities and improvements design.
- Competitively select primary contractor to construct public improvements.
- Construction of public and private facilities and improvements.